



2022-002371

Klamath County, Oregon

02/24/2022 01:46:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

James C. Marsden and Robin L. Marsden

6610 Tingley Ln

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:

James C. Marsden and Robin L. Marsden

6610 Tingley Ln

Klamath Falls, OR 97603

File No. 520852AM

STATUTORY WARRANTY DEED

Jeffrey H. Sargo and Annette B. Sargo, Trustees of the Sargo 2001 Revocable Trust dated July 3, 2001,

Grantor(s), hereby convey and warrant to

James C. Marsden and Robin L. Marsden, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

**Lot 9 in Block 4, Stewart Addition to the City of Klamath Falls, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$95,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this

23rd day of Feb, 2022

The Sargo 2001 Revocable Trust

By: X

Jeffrey H. Sargo, Trustee

By: X

Annette B. Sargo, Trustee

State of

CA

ss.

County of

Tuolumne

On this 23rd day of February, 2022, before me, Lynn Ellen Bradley, a Notary Public in and for said state, personally appeared Jeffrey H. Sargo and Annette B. Sargo known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Jeffrey H. Sargo and Annette B. Sargo, Trustees of the Sargo 2001 Revocable Trust dated July 3, 2001., and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lynn Ellen Bradley
Notary Public for the State of CA

Residing at:

Jamestown

Commission Expires:

03-23-2022

